



City of Torrance, Community Development Department
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990
Draft Mitigated Negative Declaration

Danny E. Santana, Director

24601 Hawthorne Boulevard Mixed-Use Development

Project Title:	24601 Hawthorne Boulevard Mixed-Use Development Ashai Design Consulting Corporation Environmental Assessment – EAS18-00002 Conditional Use Permit – CUP17-00013 Development Permit – DVP17-00012 Division of Lot – DIV17-00008 Precise Plan of Development – PRE17-00008 Zone Change – ZON18-00001
Lead Agency:	City of Torrance 3031 Torrance Boulevard Torrance, CA 90503
Lead Agency Contact:	Oscar Martinez Planning and Environmental Manager (310) 618-5990
Project Proponent:	Ashai Design Consulting Corporation 15900 Hawthorne Boulevard, #300 Lawndale, CA 90260
Project Location:	24601 Hawthorne Boulevard (APNs: 7534-028-005, -006, -021, -022, -024, and -027) Torrance, CA 90505
Project Description:	The project proposes a mixed-use development consisting of an 11-unit, two-story multiple-family residential building over a semi-subterranean parking garage, and a three-story office building. The project proposes a total of 18,340sf, located on a 23,657sf lot, resulting in a Floor Area Ratio of 0.78, and a density of 20.25du/ac. The project involves a Tentative Tract Map to merge six parcels into one, and a Zone Change from C2-PP (General Commercial District, Precise Plan Overlay), Hillside Overlay District, to H-WT (Hawthorne Boulevard Corridor Specific Plan, Walteria Sub-district), Hillside Overlay District for APNs 7534-028-005, -006, and -021.
Determination:	Based on the information contained in the Initial Study prepared for the project, the City of Torrance finds that there is no substantial evidence that the project may have a significant effect on the environment, beyond the impacts previously identified and analyzed in the 2009 General Plan Environmental Impact Report, because the mitigation measures described herein would be incorporated as part of the proposed project. The 2009 General Plan EIR is a program EIR and identifies the potential unavoidable significant adverse impacts from long-term development in the City. The City of Torrance proposes to adopt a Mitigated Negative Declaration.

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

CULTURAL RESOURCES

CR-1: In the event that any archaeological materials are encountered during construction activities, all activities must be suspended in the vicinity of the find. An archaeologist shall be obtained and empowered to halt or divert ground disturbing activities, coordinate with Native American Tribal or Band monitors interested in monitoring the remaining onsite grading and excavation activities and



City of Torrance, Community Development Department

3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990

Danny E. Santana, Director

Draft Mitigated Negative Declaration

establish a Cultural Resources Treatment and Monitoring Agreement between the property owner and participating Band or Tribe. Such agreement must include terms for compensation for on-site monitoring and address the treatment and final disposition of any tribal cultural resources, sacred sites and human remains that are discovered during project grading and excavation. Said agreement must be instituted and completed before ground-disturbing activities can recommence in the area of the find to allow for the recovery of the find. The archaeologist shall describe the find in a professional report which shall receive reasonable wide distribution. Any recovered finds shall be prepared to the point of identification. The property owner shall relinquish ownership of all Native American cultural resources to the appropriate local Tribe or Band for treatment and disposition. If determined to be of non-Native American scientific/historical value, recovered materials shall be deposited with a local institution with facilities for their proper curation, analysis, and display. Final disposition and location of the non-Native American recovered materials shall be determined by the City of Torrance.

- CR-2:** If human remains of any kind are found during construction, the requirements of CEQA Guidelines Section 15064.5(e) and Assembly Bill 2641 shall be followed. According to these requirements, all construction activities must cease immediately, and the Los Angeles County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the Natural American Heritage Commission (NAHC). The NAHC will then identify the most likely descendants (MLD) to be consulted regarding treatment and/or reburial of the remains. If an MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to them, the Native American human remains and associated grave goods shall be buried with appropriate dignity on the property in a location not subject to further subsurface disturbance.

GEOLOGY AND SOILS

- GS-1:** In the event that any unique paleontological resources or geographic features are encountered during construction activities, all activities must be suspended in the vicinity of the find. A paleontologist shall be obtained and empowered to halt or divert ground disturbing activities and monitor the remaining onsite grading and excavation activities. The paleontologist shall describe the find in a professional report which shall receive reasonable wide distribution. Any recovered finds shall be prepared to the point of identification. Recovered materials shall be deposited with a local institution with facilities for their proper curation, analysis, and display. Final disposition and location of recovered materials shall be determined by the City of Torrance.

NOISE

- N-1:** Construction activities, services or repair of equipment, and job-site deliveries shall not occur before 7:30 am or after 6 pm Monday through Friday, before 9 am or after 5 pm on Saturdays, or anytime on Sundays or holidays observed by City Hall.
- N-2:** Heavy construction equipment such as pile drivers, mechanical shovels, derricks, hoists, pneumatic hammers, compressors or similar devices shall not be operated at any time, within or adjacent to a residential area, without first obtaining from the Community Development Director permission to do so. Such request for permission shall include a list and type of equipment to be used, the requested hours and locations of its use, and the applicant shall be required to show that the selection of equipment and construction techniques has been based on minimization of noise within the limitations of such equipment as is commercially available or combinations of such equipment and auxiliary sound barriers.



City of Torrance, Community Development Department

3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990

Danny E. Santana, Director

Draft Mitigated Negative Declaration

- N-3:** A temporary noise barrier at least 12 feet in height shall be erected and shall remain in place during construction activities. The barrier shall have a Sound Transmission Class (STC) rating of at least 26 and a Noise Reduction Coefficient (NRC) of at least 0.70. There should be no gaps in the barrier. Suitable products include Echo Noise Control STC26 temporary noise barriers or Pacific Sound Control 'Noise Soaker' barriers.
- N-4:** The maximum sound power level for each piece of rooftop mechanical equipment shall not exceed a sound power level of 93.5 dBA (equivalent to a sound pressure level of 82.5 dBA at a distance of one meter from the equipment).
- N-5:** Exterior walls of the residential building and office building shall be constructed as follows:
- Minimum 7/8" stucco exterior finish;
 - Minimum 6" studs;
 - Stud space filled with minimum R-19 insulation batts;
 - 5/8" gypsum wallboard interior.
- N-6:** All window and door assemblies used throughout the project shall be well fitted and well weather-stripped. The perimeters of all window and door frames shall be sealed to the exterior wall construction with a weather-resistant sealant. The windows and doors of the residential and office unit facades shall also be sound-rated assemblies.
- N-7:** The interior noise standard is to be met with windows and doors closed. Therefore, ventilation is required per the Uniform Building Code and Uniform Mechanical Code standards in order to provide a habitable environment. Wall-mounted air conditioners shall not be used.
- N-8:** All supply and return ducts to the exterior (including, but not limited to ducts serving HVAC equipment, attic-mounted equipment, bathroom fans, and dryer exhausts), at facades facing Hawthorne Blvd shall be oriented away from the street and shall incorporate at least 6' of flexible air duct with internal fiberglass lining and at least one 90° bend. For compliance with health and safety requirements, kitchen exhaust ducts should not be internally lined.
- N-9:** Building heating units with flues or combustion air vents shall be located in a closet or room closed off from any occupied space by doors. The doors shall be weather-stripped solid core wood or minimum 20-gauge hollow steel assemblies at least 1 3/4"-thick.
- N-10:** The roof system shall have minimum 1/2" plywood sheathing that is well sealed to form a continuous barrier to noise. Minimum R-19 unfaced fiberglass insulation batts shall be placed on the underside of the roof sheathing.
- N-11:** At any penetrations of exterior walls by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.
- N-12:** Except as identified in Items 5 through 11 above, there shall be no other openings (through-the-wall or -door mailboxes, vents, etc.) in the exterior facades facing Hawthorne Blvd.
- N-13:** Heavy equipment including backhoes, loaders, dozers, rock drills, cranes and jackhammers should not be used within 10 feet of an existing structure. If equipment of this type is planned for use within this distance of a structure, alternative construction methods that minimize vibration should be employed wherever feasible.
- N-14:** During pile driving operations performed within 100 feet of an existing structure (including sheet pile installation and removal), vibration monitoring shall be performed. The monitoring equipment shall utilize a tri-axial geophone measuring peak particle velocity, which shall be located at the nearest structure to the pile driving operation. The vibration level due to pile installation or removal shall not exceed 0.3 inch/s in any axis at any existing structure. The vibration monitor shall be



City of Torrance, Community Development Department
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990
Draft Mitigated Negative Declaration

Danny E. Santana, Director

capable of providing an immediate warning to onsite personnel in the event of a vibration limit exceedance. If the vibration level exceeds this limit, the activity shall stop and mitigation measures shall be applied to bring the operation into compliance. Further vibration mitigation measures may include reducing the vibration amplitude of the pile driver.

TRIBAL CULTURAL RESOURCES

TCR-1: In the event that any archaeological materials or tribal cultural resources are encountered during construction activities all activities must be suspended in the vicinity of the find. An archaeologist shall be obtained and empowered to halt or divert ground disturbing activities, coordinate with Native American Tribal or Band monitors interested in monitoring the remaining on-site grading and excavation activities, and establish a Cultural Resources Treatment and Monitoring Agreement between the property owner and participating Band or Tribe. Such agreement must include terms for compensation for on-site monitoring and address the treatment and final disposition of any tribal cultural resources, sacred sites, and human remains that are discovered during project grading and excavation. Said agreement must be instituted and completed before ground-disturbing activities can recommence in area of the find to allow for the recovery of the find.

The archaeologist shall describe the find in a professional report, which shall receive reasonable wide distribution. Any recovered finds shall be prepared to the point of identification. The property owner shall relinquish ownership of all Native American cultural resources to the appropriate local Tribe or Band for treatment and disposition. If determined to be of non-Native American scientific/historical value, recovered materials shall be deposited with a local institution with facilities for their property curation, analysis, and display. Final disposition and location of the non-Native American recovered materials shall be determined by the City of Torrance.

TCR-2: If human remains of any kind are found during construction, the requirements of CEQA Guideline Section 15064.5(e) and AB 2641 shall be followed. According to these requirements, all construction activities must cease immediately and the Los Angeles County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the NAHC. The NAHC will then identify the MLD to be consulted regarding the treatment of the remains within 48 hours after gaining access to them, the Native American human remains and associated grave goods shall be buried with appropriate dignity on the property in a location not subject to further subsurface disturbance.